

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: Everglades LLC/ Everglades Landing **Case #:** 102-R-02

Date: 9/24/02

Comments:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Fort Lauderdale Hollywood International Airport.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

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SITE PLAN REVIEW AND COMMENT

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Everglades LLC/ Everglades Landing **Case #:** 102-R-02

Date: 9/24/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Any new accesses or work within S.E. 17 Street right of way require an FDOT permit.
3. Indicate sidewalk dimensions on S.E. 17 Street on all plans which show it.
4. Insufficient stacking distance is provided from S.E. 17 Street per Section 47-20 of the City Code. A forty four (44) foot minimum stacking distance shall be provided to the first cross movement or parking space. Revise plans to incorporate this change.
5. Provide the following engineering drawings prepared by a licensed Florida Engineer for review and approval prior to final DRC authorization :
 - a) Paving, Grading, and Drainage Plan
 - b) Water and Sewer Plan
 - c) Pavement, Marking, & Signage Plan
 - d) Applicable Detail sheets

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6. The engineer shall prepare a complete paving and drainage plan which provides existing and proposed grades and demonstrates the size, type, extent, location, and calculation (criteria) for that stormwater management system. This design is required in accordance with comment 1 above prior to applicant receiving final Engineering DRC authorization.
7. The applicant is advised to review all accesses and ensure no conflict with existing overhead power or light poles in the public right of way. Should there be a conflict the access(es) or other features shall be revised to resolve these conflicts.
8. Please review all points of access and ensure that accessible ramps and new standard for truncated domes are employed.
9. Provide a traffic impact statement and analysis for satisfying the City's Adequacy Section (47-25.2) of the City Code. The applicant's consultant shall perform a trip generation statement, and provide report on site circulation, access, and any additional local traffic impacts associated with this new development. The City's traffic consultant shall review this report/analysis and offer comments for resolving any potential concerns of significant nature.
10. Indicate the slopes on the ramps for the parking garage.
11. Verify adequate water and sewer capacity with Utilities staff.
12. Provide a photometric plan for compliance with Section 47-20.14 of City Code.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Everglades LLC/ Everglades Landing **Case #:** 102-R-02

Date: 9/24/02

Comments:

- 1) Boat storage sprinkler system required as per FPC Broward County Amendment F-16.2
- 2) Flow test required
- 3) Show fire main, hydrants, DDC and FDC on civil plans.
- 4) FPE design for boat storage sprinkler system required at permit phase. Some design considerations for the water supply requirements must be made ASAP to avoid problems at permit phase.
- 5) The new commercial building and the existing garage will require sprinklers as per 553.895 F.S. All buildings 3 stories or more require or more require a fire sprinkler system and parking garages within 20 of a building must also be sprinklered.

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SITE PLAN REVIEW AND COMMENT

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Everglades LLC/ Everglades Landing

Case #: 102-R-02

Date: 9/24/02

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Everglades LLC/ Everglades Landing

Case #: 102-R-02

Date: 9/24/02

Comments:

1. Verify any bufferyard requirements (if applicable).
2. (As practical) add planters on the north waterside to provide visual relief for the residential across the waterway. This could be palms (Such as Royals) in planters.
3. Provide the calculations for the "equivalent replacement" for trees and palms removed. This would be above min. site Code requirements. Any trees or palms which would be considered good candidates for relocation should be relocated.
4. Indicate any trees, plantings, or tree canopy overhang within 10' of the property line on adjacent property that may be impacted by new construction. This is particularly important on the west side of the "4 Level Boat Dry Dock". There may be discussion regarding structure setback for planting to provide visual relief.
5. Note that "Schefflera" (Brassia actinophylla) would not count for any Code required tree planting as they are "Class D".
6. Verify that the street tree plantings are consistent with those on neighboring properties.
7. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the landscape plan. (Overhead utilities, if present, should be placed underground.)
8. Verify that trees have adequate spacing from structures and sufficient pervious base planting area. (See the Crape Myrtles on the west side of the parking garage.)

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Everglades LLC/ Everglades Landing **Case #:** 102-R-02

Date: 9/24/02

Site Plan Level III/Waterway Use/141 Residential Units, 125-space Boat Dry Storage Marina & 4,000 S.F. of Commercial/B-1 (Conditional Use for: Mixed Use, allocation of flexibility units and Marina)

Note: A plat for this property was reviewed at the September 10, 2002 DRC meeting (Case 25-P-02) "Everglades LLC Plat"

Comments:

1. Provide a Traffic Statement.
2. Development must comply with Sec. 47-18.21. Mixed Use development. Sec. 47-18.21.H.3., requires a public plaza, label required public plaza. Pursuant to Sec. 47-28, Flexibility Rules, flexibility units may be allocated through approval of a Mixed Use Development. This site is located in Flexibility Zone 55, which has 1,250 residential flex units available. This allocation would require 141 units. A mixed Use Development is subject to the requirements for conditional use. Provide a narrative addressing criteria for mixed use and conditional use.
3. Pursuant to Sec. 47-23.8, this development is also subject to review as a Waterway Use. Provide a narrative describing how this development is designed to preserve the character of the city and neighborhood, harmonize with other development in the area, and protect and enhance the scenic quality of the waterway. Also provide a narrative of how this development meets Neighborhood Compatibility Requirements (Sec. 47-25.3).
4. A marina is a conditional use in B-1. Provide a narrative describing how this development meets the criteria for conditional use approval (Sec. 47-24.3.C and E.)
5. Pursuant to ULDR Sec. 47-25.2.F. Adequacy requirements, Parks and Open Space, a minimum of three (3) acres property per 1,000 residents or cash equivalent value is required prior to obtaining a building permit for this development. The cash equivalent is \$88,830.

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6. Photo simulations should match elevations. Landscaping shown on elevations should match landscaping plans. North elevation indicates trees which are not shown on landscape plan. Discuss providing additional green space at northwest and northeast corners of north elevation of boathouse if it will not interfere with functioning of marina operations. Discuss how marina functions.
7. Provide a copy of cross access easement. What is zoning of access easement?
8. Discuss screening of rooftop equipment. Provide a plan indicating screening requirements have been met. Sec. 47-19.2.Z. requires roof mounted structures to be screened so that the structure is not visible at the ground level from any adjacent property or property across a waterway from the development site.
9. Provide details of the garage grills and material. Provide a sample if available.
10. Provide a photometric plan. Lighting shall be shielded so as not to interfere with adjacent residential.
11. Provide 7 foot wide sidewalk (Sec. 47-18.21.J.)
12. Heights were cut off on west elevation. Please correct.
13. Dash in mass outline of boathouse on all elevations.
14. Provide north elevation portico wing.
15. Contact Jamie Hart, Supervisor of Marine Facilities, 954-828-5423, to determine whether this project requires review by the Marine Advisory Board.
16. Additional comments may be forthcoming at DRC meeting.

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SITE PLAN REVIEW AND COMMENT

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Division: Police

Member: Det. Gary J. Gorman

Project Name: Everglades LLC/ Everglades Landing

Case #: 102-R-02

Date: 9/24/02

Comments:

Parking Garage:

1. Is public parking separate from owner/tenant parking.
2. Will public parking be restricted to lower levels?
3. Parking garage lighting should meet the standards set by the IESNA (Illumination Engineers Society of North America).
4. Will there be restricted access only to the west entry door leading to the parking garage?

BUILDING:

1. Is there going to be security in the lobby? Will there be 24hr security guard, card access or CCTV?
2. All stairwells should be monitored.
3. Tenant storage areas should also be monitored.
4. How will tenant/owner areas be separate form public, to include elevator and stairwells? Card access and CCTV are recommended!
5. Is impact resistant glass being installed on all of the first floor?
6. What impact will this complex have on emergency services such as access, communication, and response?
7. Has a Traffic study been done to determine volume of vehicular traffic impacting this area with the introduction of this new facility?

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Everglades LLC/ Everglades Landing

Case #: 102-R-02

Date: 9/24/02

Comments:

1. Marina is a conditional use pursuant to section 47-6.11 and a waterway use pursuant to 47-23.8.
2. Clearly indicate the building setbacks on the site plan and elevation plans.
3. Clearly delineate the limits of the zoning district adjacent to the proposed site plans.
4. Provide a copy of the cross access agreement.
5. The proposed mixed-use development shall comply with the provisions of section 47-18.21. Provide a narrative outlining the proposed projects compliance with section 47-18.21 and the Flexibility Rules of section 47-28.
6. Ramp slopes required on the garage floor plans pursuant to the requirements of section 47-20.9.
7. Provide the building height from grade as defined in section 47-2.
8. The health club and club room are they for the owners or are they open to the public?
9. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
10. Additional comments may be forthcoming at DRC meeting.